BILL GARRETT, Davidson County
Trans:T20110076070 DEEDWARR
Recvd: 12/02/11 09:51 2 pgs
Fees:13.00 Taxes:384.80
20111202-0093916

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Kimberly D. Baker
Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kimberly D. Baker, a single woman | Franklin American Mortgage Company | 02100001500 |
| | (NAME) | |
| 3716 Old Clarksville Pike | 501 Corporate Centre Drive, Ste. 400 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sarah E. Rettkowski Bordolinski, a married woman and Sandra L. Gedeon and husband, Don Gedeon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly D. Baker, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY T. B. SANFORD, SURVEYOR, AUGUST 14, 1957, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF OLD CLARKSVILLE PIKE, SAID POINT BEING SOUTH 78 DEGREES EAST 105 FEET FROM THE SOUTHWEST CORNER OF THE ORIGINAL FOSTER LANDS, AS OF RECORD IN BOOK 305, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY, BEING OPPOSITE AN OLD TREE ROW AND PART OF AN OLD FENCE IN HACKBEIL'S EASTERN BOUNDARY LINE, ALSO SOUTH 78 DEGREES EAST 105 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO PAUL L. HICKS AND WIFE, BY DEED FROM O.W. FOSTER AND WIFE, OF RECORD IN BOOK 2332, PAGE 449, SAID REGISTER'S OFFICE OF WHICH THIS IS A PART; THENCE NORTH 4 DEGREES 41 MINUTES EAST 383.8 FEET; THENCE SOUTH 79 DEGREES 40 MINUTES EAST 99.2 FEET ; THENCE SOUTH 4 DEGREES 24 MINUTES WEST 388.1 FEET TO THE CENTER OF OLD CLARKSVILLE HIGHWAY; THENCE WITH THE CENTER OF SAME NORTH 78 DEGREES WEST 105 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SARAH E. RETTKOWSKI AND SANDRA L. GEDEON AS TENANTS IN COMMON BY DEED FROM WILLIAM STEPHEN ROACH AND WIFE, VIVIAN LYNN ROACH, IN BOOK 11032, PAGE 769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SARAH E. RETTKOWSKI AND SARAH E. RETTKOWSKI BORDOLINSKI BEING ONE AND THE SAME PERSON.

SANDRA GEDEON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SARAH E. RETTKOWSKI BORDOLINSKI PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20111202-0093915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2012 TAXES AND SUBSEQUENT YEARS.

THIS WAS NOT THE PRINCIPAL RESIDENCE OF SARAH E. RETTKOWSKI BORDOLINSKI.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Don Gedeon joins in this conveyance to convey all right, title and interest, in and to said property, marital or otherwise.

# WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 3716 Old Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of November, 2011.

Sarah E Rettkowski Bordolinski
Sarah E. Rettkowski Bordolinski

By: Sandra Gedeon Attorney in fact
Sandra Gedeon, Attorney-in-Fact

Sandra L Gedeon
Sandra L. Gedeon

Don Gedeon
Don Gedeon

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra L. Gedeon and husband, Don Gedeon the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11/03/15

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra Gedeon, to me known to be the person who executed the foregoing instrument on behalf of Sarah E. Rettkowski Bordolinski, and acknowledged that she executed the same as the free act and deed of the said Sarah E. Rettkowski Bordolinski.

Witness my hand and official seal, this the 30th day of November, 2011.

Mary Birthright Notary Public

My Commission Expires: 11/03/15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072